

Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cjl*
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MEETING DATE: JUNE 3, 2020

SUBJECT: S20-01 WARNER MEADOWS: REQUEST TO APPROVE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR WARNER MEADOWS FOR 476 HOME LOTS (LOTS 1-476) ON APPROX. 94.18 ACRES LOCATED AT THE NORTHEAST CORNER OF WARNER AND RECKER ROADS IN THE SINGLE FAMILY - ATTACHED (SF-A), SINGLE FAMILY - DETACHED (SF-D), SINGLE FAMILY - 6 (SF-6) AND SINGLE FAMILY - 7 (SF-7) ZONING DISTRICTS ALL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

Approval will permit the development of a master planned community

RECOMMENDED MOTION

Move to continue S20-01 to July 1, 2020.

APPLICANT

Company: Atwell, LLC
Name: Michael Park, PE
Address: 4700 E. Southern Ave
Mesa, AZ 85206

OWNER

Company: Lennar Arizona, Inc
Name: Todd Skoro
Address: 1665 W. Alameda Dr. Ste 130
Tempe, AZ 85282

Phone: 602-350-0311
Email: mjpark@atwell-group.com

Phone: 480-476-8449
Email: todd.skoro@lennar.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>Feb 3, 2003</i>	Town Council annexed 156.24 acres with case A06-17 (Resolution No. 1793)
<i>October 14, 2004</i>	Town Council approved Z06-68 (Ord. No 1860) rezoning approximately 78.7 acres from Maricopa County Rural - 43 to Community Commercial and Business Park and Z07-72 (Ord. No 1861) rezoning approximately 77 acres from Maricopa County Rural - 43 to SF-D and MF/L with a PAD
<i>November 17, 2009</i>	Town Council approved case GP09-04 (Resolution No. 2996) changing the land use designation on 156 acres from Residential > 5-8 DU/Acre, BP, CC, GFC to Residential > 14-25 DU/Acre, CC, BP and LI and Z09-10 (Ordinance No. 2261) rezoning 156 acres from SF-D, MF/L, BP and CC to MF/M, BP, CC, and LI with a PAD.
<i>June 28, 2012</i>	Town Council approved GP12-02 (Resolution No. 3124) changing the land use designation on approximately 1.04 acres from LI, BP, and R>14-25 DU/Acre to Residential >14-25 DU/Acre and LI and Z12-03 (Ordinance No. 2378) rezoning approximately 34.1 acres from MF/M, BP and LI with a PAD to MF/M, BP and LI with a PAD to reconfigure the site.
<i>July 19, 2012</i>	Design Review Board approved DR12-07 approving the site plan, landscaping, and elevations for North Gateway Apartments (Liv Northgate).
<i>September 17, 2013</i>	Town Council approved a GP13-09 (Resolution No. 3195) and Z13-20 (Ordinance No. 2448) rezoning a portion of the Rockefeller Group North Gateway PAD from BP, LI and CC to BP, LI and CC.
<i>November 5, 2018</i>	Planning Commission recommended approval of GP18-09.
<i>December 6, 2018</i>	Town Council denied GP18-09.
<i>December 20, 2018</i>	Town Council passed a motion (6-1 vote) to reconsider Council's action of December 6, 2018. It was requested that staff accept an amended application for future Planning Commission and Town Council consideration.
<i>October 17, 2019</i>	Town Council approved GP18-09 (Res. No. 4097) and Z18-19 (Ord. No. 2734)

Overview

Due to a public notice deficiency, the project (S20-01) will need to be continued to the July 1, 2020 Planning Commission hearing.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to continue S20-01 to July 1, 2020.

Respectfully submitted,



Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

S20-01: Warner Meadows
Notice of Attachment 1 - Notice of Public Hearing/Vicinity Map

PLANNING COMMISSION DATE:

Wednesday, May 6, 2020* TIME: 6:00 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. As a result, attendance in person by members of the public will be prohibited. Instead, the public can participate remotely through technological means, as permitted under Arizona law. Please refer to the meeting agenda for more details.

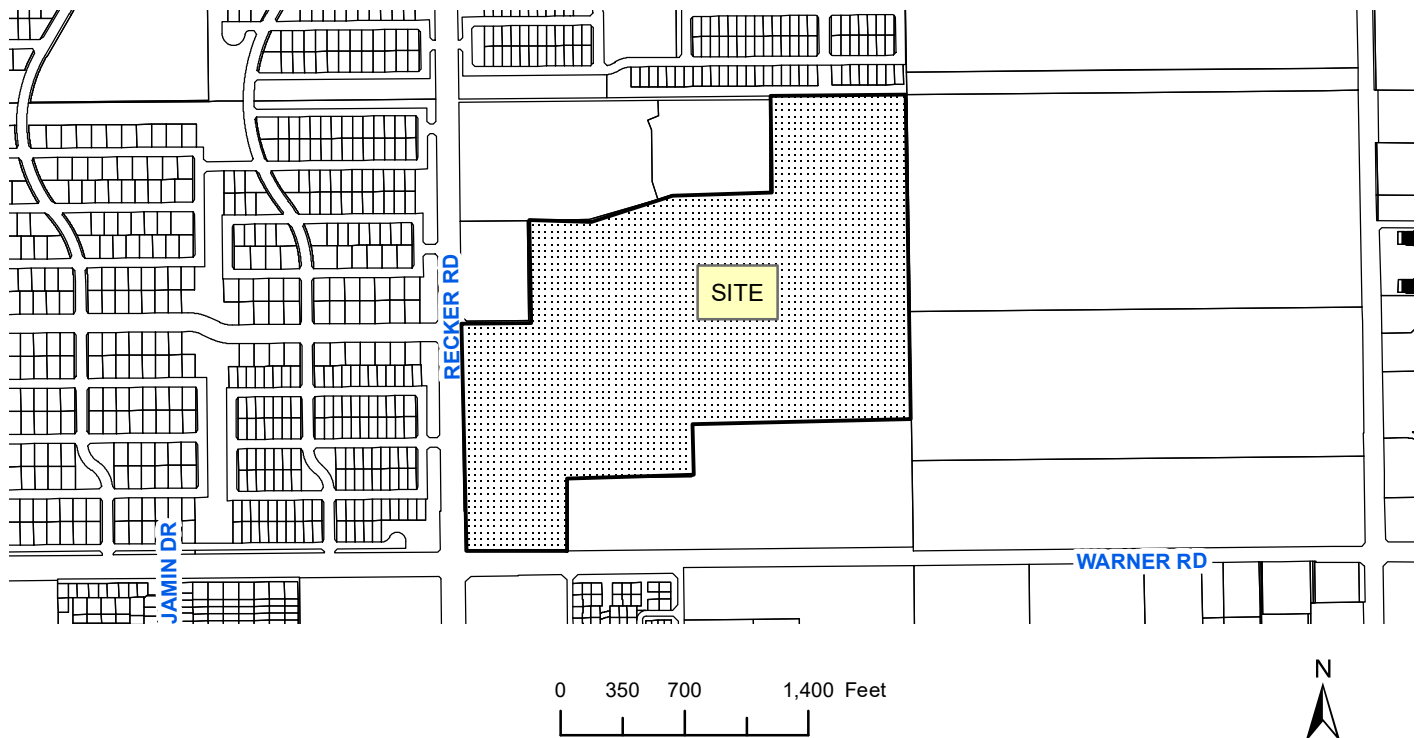
*Call Planning Division to verify date and time: (480) 503-6748

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

S20-01 WARNER MEADOWS: Request to approve Preliminary Plat and Open Space Plan for Warner Meadows, for 476 home lots (Lots 1-476) on approx. 94.18 acres located at the northeast corner of Warner and Recker Roads in the Single Family-Attached (SF-A), Single Family- Detached (SF-D), Single Family-6 (SF-6) and Single Family-7 (SF-7) zoning districts all with a Planned Area Development Overlay zoning district.

SITE LOCATION:



APPLICANT: Atwell, LLC
CONTACT: Michael Park, PE
ADDRESS: 4700 E. Southern Ave.
Mesa, AZ 85206

TELEPHONE: (602) 350-0311
E-MAIL: mjpar@atwell-group.com